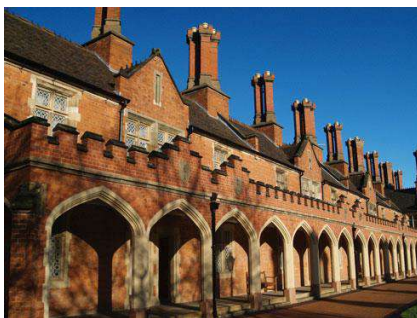
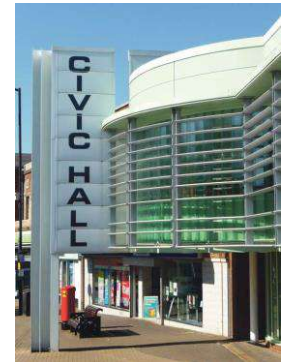
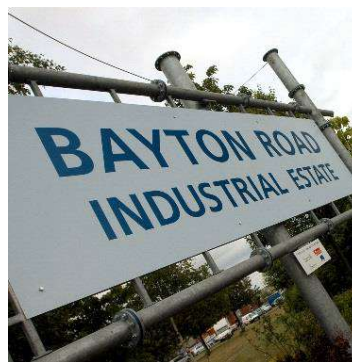
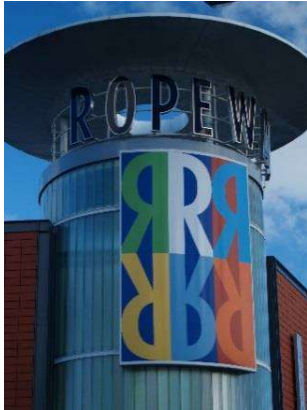


Nuneaton & Bedworth Borough Council

Borough Plan

2011-2031



Borough Plan: 2011 – 2031
Adopted 11th June 2019
Nuneaton and Bedworth Borough Council

Contents

Contents	3
List of tables	6
1. Introduction	7
What is the Borough Plan?	7
Context for the Borough Plan.....	7
Duty to cooperate	8
Consultation.....	8
2. Local context	10
3. Issues facing the borough	13
Background.....	13
Issues associated with the local economy	13
Issues associated with the local community	14
Issues associated with the local environment.....	15
4. Vision and objectives	17
Vision	17
Objectives	17
5. Key diagram	23
6. Development strategy	24
Policy DS1 – Presumption in favour of sustainable development.....	24
Policy DS2 – Settlement hierarchy and roles.....	25
Policy DS3 – Development principles	27
Policy DS4 – Overall development needs.....	28
Policy DS5 – Residential allocations.....	37
Policy DS6 – Employment allocations.....	40
Policy DS7 - Green Belt.....	41
Policy DS8 – Monitoring of housing delivery.....	46
Policy DS9 – Review.....	46
7. Strategic allocations	48
Policy SA1 – Development principles on strategic sites	48
Policy HSG1 – North of Nuneaton	53
Policy HSG2 – Arbury.....	57
Policy HSG3 – Gipsy Lane	61
Policy HSG4 – Woodlands.....	64
Policy HSG5 – Hospital Lane.....	68
Policy HSG6 and EMP6 – School Lane / Longford Road	71
Policy HSG7 – East of Bulkington.....	75

Policy HSG8 – West of Bulkington.....	78
Policy HSG9 – Golf Drive.....	82
Policy HSG10 – Attleborough Fields.....	85
Policy HSG11 – Tuttle Hill.....	88
Policy HSG12 – Former Hawkesbury Golf Course	91
Policy EMP1 – Faultlands.....	94
Policy EMP2 – Wilsons Lane	97
Policy EMP3 – Prologis extension	101
Policy EMP4 – Coventry Road.....	103
Policy EMP7 – Bowling Green Lane	106
8. Housing.....	109
Policy H1 – Range and mix of housing	109
Policy H2 – Affordable housing.....	112
Policy H3 – Gypsies and Travellers	117
9. Employment.....	120
Policy E1 – Nature of employment growth	120
Policy E2 – Existing employment estates	123
10. Town centres	129
Policy TC1 – Town centre requirements.....	129
Policy TC2 – Nature of town centre growth.....	132
Policy TC3 – Hierarchy of centres	135
11. Healthy, safe and inclusive communities	141
Policy HS1 – Ensuring the delivery of infrastructure	141
Policy HS2 – Strategic accessibility and sustainable transport	144
Policy HS3 – Telecommunications and broadband connectivity.....	148
Policy HS4 – Retaining community facilities	151
Policy HS5 – Health.....	153
Policy HS6 – Sport and exercise	156
Policy HS7 – Creating a healthier food environment	159
12. Natural environment	162
Policy NE1 – Green infrastructure	162
Policy NE2 – Open space.....	166
Policy NE3 – Biodiversity and geodiversity	169
Policy NE4 – Managing flood risk and water quality	174
Policy NE5 – Landscape character.....	180
13. Built environment.....	185
Policy BE1 – Contamination and land instability	185

Policy BE2 – Renewable and low carbon energy	187
Policy BE3 – Sustainable design and construction	191
Policy BE4 – Valuing and conserving our historic environment	197
Appendix A – Non-strategic sites	203
Appendix B - Conservation areas	229
Appendix C - Town centres	234
Appendix D - Town centre primary and secondary frontages	236
Appendix E - District centres	238
Appendix F - Local centres	244
Appendix G - Scheduled monuments.....	262
Appendix H - Ensor’s Pool	264
Appendix I - Local wildlife sites	266
Appendix J – Employment estates suitable for alternative uses	267
Appendix K - List of superseded policies	282
Appendix L - Index of monitoring indicators	284
Appendix M – Use classes	295
Glossary	297
Acronyms.....	305

List of tables

Table 1: Indicators and targets to be monitored for Policy DS2	27
Table 2: Indicators and targets to be monitored for Policy DS3	28
Table 3: Indicators and targets to be monitored for Policy DS4	37
Table 4: Indicators and targets to be monitored for Policy DS5	39
Table 5: Indicators and targets to be monitored for Policy DS6	41
Table 6: Indicators and targets to be monitored for Policy DS7	46
Table 7: Indicators and targets to be monitored for Policy H1	112
Table 8: Indicators and targets to be monitored for Policy H2	117
Table 9: Indicators and targets to be monitored for Policy H3	119
Table 10: Indicators and targets to be monitored for Policy E1	123
Table 11: Portfolio of existing employment estates	125
Table 12: Employment estates suitable for alternative uses	125
Table 13: Indicators and targets to be monitored for Policy E2	128
Table 14: Indicators and targets to be monitored for Policy TC1	132
Table 15: Indicators and targets to be monitored for Policy TC2	135
Table 16: Hierarchy of centres	138
Table 17: Indicators and targets to be monitored for Policy TC3	140
Table 18: Indicators and targets to be monitored for Policy HS1	143
Table 19: Indicators and targets to be monitored for Policy HS2	148
Table 20: Indicators and targets to be monitored for Policy HS3	151
Table 21: Indicators and targets to be monitored for Policy HS4	153
Table 22: Indicators and targets to be monitored for Policy HS5	155
Table 23: Indicators and targets to be monitored for Policy HS6	159
Table 24: Indicators and targets to be monitored for Policy HS7	161
Table 25: Indicators and targets to be monitored for Policy NE1	166
Table 26: Indicators and targets to be monitored for Policy NE2	169
Table 27: Indicators and targets to be monitored for Policy NE3	174
Table 28: Indicators and targets to be monitored for Policy NE4	180
Table 29: Indicators and targets to be monitored for Policy NE5	184
Table 30: Indicators and targets to be monitored for Policy BE1	187
Table 31: Potential renewable and low carbon energy generation by 2026 (Camco, 2010)	189
Table 32: Indicators and targets to be monitored for Policy BE2	191
Table 33: Indicators and targets to be monitored for Policy BE3	197
Table 34: Indicators and targets to be monitored for Policy BE4	202

Evidence base

6.14 The evidence base related to this policy is as follows:

- Nuneaton and Bedworth Borough Council (2016). *Strategic Housing Land Availability Assessment*.

Delivery mechanisms

6.15 The delivery mechanisms for this policy are as follows:

- Set up and monitor a phasing and delivery strategy to ensure a 5 year supply and delivery of the housing target for the plan period.
- Work in partnership with landowners and agents.

Monitoring

6.16 The indicators and targets that will be monitored for this policy are outlined in Table 2.

Monitoring ref	Indicator	Target
DS3a	Development outside defined settlement boundaries	Zero new unallocated development (except those considered acceptable in the policy) outside development boundaries

Table 2. Indicators and targets to be monitored for Policy DS3

Policy DS4 – Overall development needs

The following levels of housing and employment development will be planned for and provided within Nuneaton and Bedworth Borough between 2011 and 2031:

- At least 14,060 homes
- At least 107.8 ha of employment land
- At least 39 residential pitches and 5 transit pitches to accommodate Gypsies and Travellers

Housing requirements

6.17 The Preferred Options document identified a housing target of 7,900 dwellings, however, in 2013 this figure was superseded by the findings of a Joint Strategic Housing Market Assessment (SHMA) for Coventry and Warwickshire which informed the development of a housing target of 9,900 dwellings. This has been further superseded by an update to the SHMA to

take account of new population projections, which generates an objectively assessed need of 10,040 dwellings for the borough from 2011 to 2031.

- 6.18 An updated report was undertaken in 2016 to analyse key data from the 2014-based Office for National Statistics Sub-National Population Projections (SNPP) and Department for Communities and Local Government (2014-based) household projections with regard to housing need in the Coventry and Warwickshire housing market area. The analysis built on information in the September 2015 Updated Assessment of Housing Need (UAoHN) which used 2012-based projection data to underpin a number of demographic and economic scenarios – ultimately leading to conclusions about housing needs across the housing market area.
- 6.19 The 2016 report concluded that overall, when considered on the same basis as the UAoHN, the objectively assessed need in the housing market area should be for 4,237 dwellings per annum (2011-31) – this is 35 fewer than was shown in the UAoHN. This updated analysis, taking account of more recent published data, does not suggest any fundamental differences from the analysis and conclusions as set out in the UAoHN of September 2015. Whilst some figures for individual local authorities changed slightly³³, the report concluded that, at the housing market area level the assessed level of need in the UAoHN (and linked to 2012-based data) remains sound. It was therefore decided as a sub-region to stick with the target figures from the 2015 UAoHN.
- 6.20 The National Planning Policy Framework (NPPF) requires the housing needs of the housing market area to be met in full. There is insufficient brownfield land available in the borough to accommodate the borough's housing needs in full. It is therefore necessary to allocate development on greenfield sites. The allocated strategic sites along with sites in the urban area address the need that has not been met by completions since 2011, and commitments from existing permissions. 'Policy DS5 – Residential allocations' directs dwellings to strategic and non-strategic allocations, some of which are within the existing urban areas of the borough.
- 6.21 The council must also consider the needs of Coventry City Council, as it has stated that it is unable to meet the objectively assessed need for the city within its boundaries, and so some redistribution within the housing market area is necessary to ensure housing needs are met. The Warwickshire authorities accept that Coventry City Council is unable to accommodate its full housing need. Each council therefore co-operated to establish a revised distribution of housing which ensures that the overall need (4,408 dwellings

³³ JG Consulting (2016). *Coventry-Warwickshire Housing Market Area: 2014-based Subnational Population and Household Projections*. Nuneaton and Bedworth decreased from 10,040 to 9,400. However, Coventry increased from 42,400 to 47,320.

per annum³⁴) across the housing market area will be met in full. The total objectively assessed need for the borough for 2011 to 2031 is 10,040 dwellings (502 per annum). The 502 dwellings per annum is made up of three components: demographic based need (423 dwellings), supporting economic growth (73 dwellings) and improving affordability (6 dwellings)³⁵. As part of the redistribution of housing, the borough has agreed to take an additional 4,020 dwellings³⁶ and has signed a memorandum of understanding with the other authorities.

6.22 The delivery of the housing development needs are broken down through the following means (base date 1st April 2018):

- Strategic allocations, excluding HSG1: 5,582³⁷
- Non-strategic site allocations: 926
- Site completions, including HSG1: 2,382³⁸
- Sites with planning permission, excluding HSG1: 2,148³⁹
- Sites with planning permission on HSG1: 939
- Remainder of HSG1: 2,823
- Windfall sites: 247⁴⁰

Housing trajectory

6.23 The Council will regularly review the housing trajectory. In assessing the delivery of housing, the Plan has utilised a stepped trajectory. For the period 2011-2018 this has comprised the objectively assessed need for the borough of 502 dwellings per annum. From 2018-2031 this will increase to 812 dwellings per annum to take into account the 4,020 shortfall from the Housing Market Area. This means that for the period 2011-2018 there has been a backlog of 1,132 dwellings, and as the borough has consistently under-delivered against its target, it is considered to be a 20% authority, i.e. it needs to apply a 20% buffer for choice and competition. The site allocations which are currently in Green Belt are unlikely to be considered before adoption of the Plan, and will not begin to yield completions until 2020/21, therefore the

³⁴ Memorandum of Understanding relating to the planned distribution of housing within the Coventry & Warwickshire Housing Market Area (HMA) (Coventry, Warwickshire and Hinckley & Bosworth Joint Committee, 2015) p2, paragraph 3. Coventry, Warwickshire and Hinckley & Bosworth Joint Committee (2015). *Memorandum of Understanding relating to the planned distribution of housing within the Coventry & Warwickshire Housing Market Area (HMA)*.

³⁵ GL Hearn (2015). *Updated Assessment of Housing Need: Coventry-Warwickshire HMA*.

³⁶ Memorandum of Understanding relating to the planned distribution of housing within the Coventry & Warwickshire Housing Market Area (HMA) (Coventry, Warwickshire and Hinckley & Bosworth Joint Committee, 2015) p2, paragraph 3. Coventry, Warwickshire and Hinckley & Bosworth Joint Committee (2015).

³⁷ Excludes HSG1 to avoid double counting.

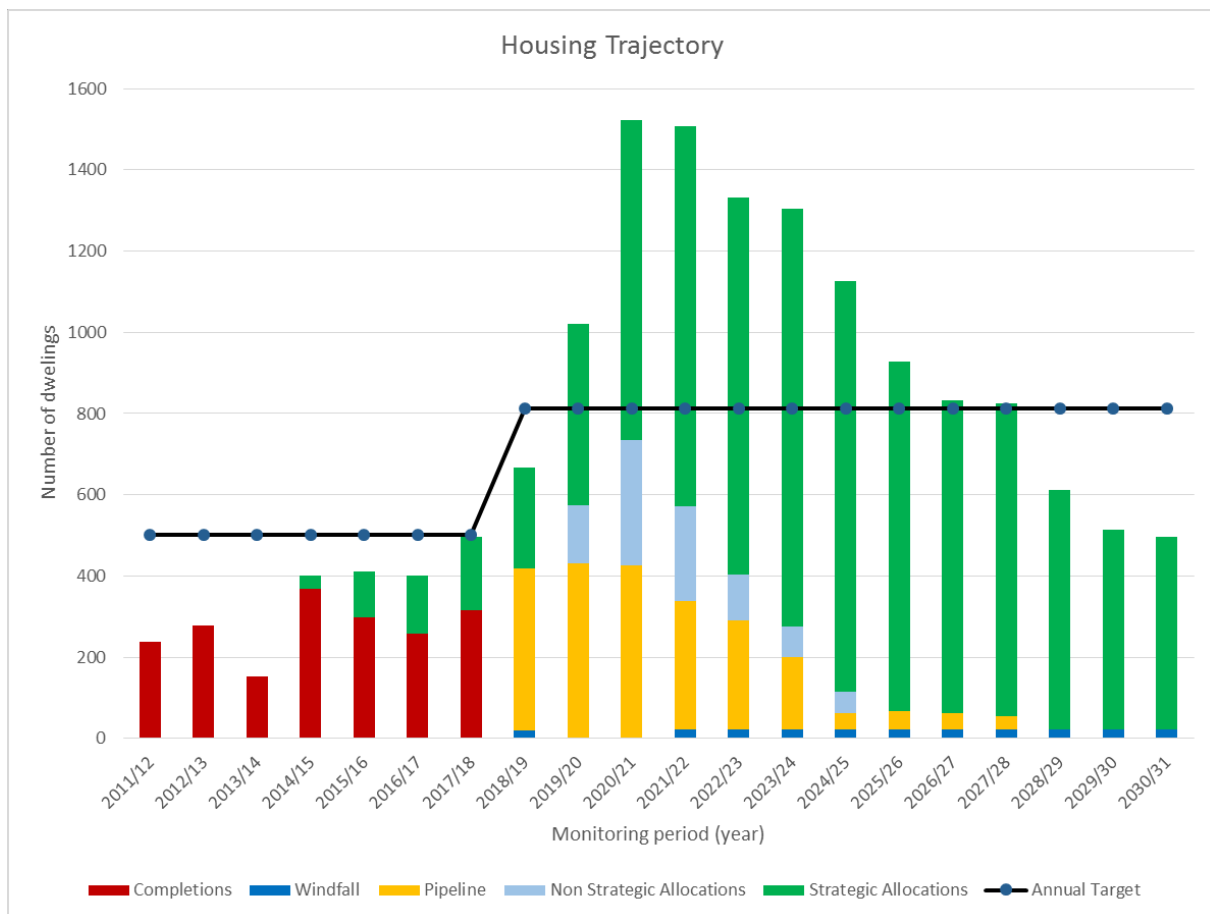
³⁸ Includes HSG1 to avoid double counting.

³⁹ Excludes HSG1 to avoid double counting. Does not include 10% non-implementation rate for small sites.

⁴⁰ Windfall sites only include year's 2021-2031 to avoid double counting.

delivery significantly increases after this point. The above housing trajectory shows the timeline for the delivery of housing across the plan period.

- 6.24 The trajectory identifies that 12,454 dwellings will be developed by 2031, in addition to the 2,382 which were built from April 2011 to March 2018. Consequently, it is projected that 14,836 dwellings will be developed over the Plan period. This is more than the identified requirement of 14,060 dwellings by 776 dwellings. This additional provision in supply will provide a degree of flexibility in the unforeseen event that some of the identified sites do not come forward as predicted.
- 6.25 The NPPF requires that the council maintains a five year supply of housing sites. At adoption of the Plan for the five years 2018 to 2023, based on the projected completions in the trajectory, there is a 5.5 years supply (with a 20% buffer) utilising the Liverpool method, which deals with the shortfall over the remainder of the Plan period. This approach is justified given the Plan seeks to secure a sustainable pattern of development which includes sizeable urban extensions to Nuneaton, which is the primary and most sustainable settlement, and this will take time to reach full delivery. Additionally, it has been necessary through the plan-making process to demonstrate the exceptional circumstances to alter the Green Belt boundary at various locations. Accordingly, sites that are dependent on Green Belt alternations will only come forward post Plan adoption. Nonetheless, the trajectory results in a significant step-change in delivery. This will be regularly monitored in accordance with the housing delivery test to inform a timely review of the Plan.



Employment land

6.26 In November 2011 the council set a housing development target of 7,900 and a jobs growth target of 1.5 % (equating to 75 ha of employment land^{41, 42, 43, 44}) as the basis for undertaking work on the Borough Plan. This followed a decision to review the development targets for the borough after the abolition of the Regional Spatial Strategy. To identify a more localised set of targets, Oxford Economics were commissioned to develop an input-output based econometric model, that would enable different levels of jobs growth to be tested and the implications of that growth (in terms of job creation, unemployment, commuting patterns, population change and housing requirements) to be assessed. In very simple terms, the model works by identifying the number of jobs required to achieve a target level of growth. The jobs are then apportioned to different sectors in line with national trends, local specialisms and future aspirations. Consideration is then given to who will take up the jobs – residents, commuters or migrants moving into the area. The estimated impacts on the housing market are then assessed.

⁴¹ Inclusive of a 20 ha buffer

⁴² Oxford Economics (2011). *Nuneaton & Bedworth Forecast Model (NBFM) report*.

⁴³ Oxford Economics (2011). *Nuneaton & Bedworth Forecast Model (NBFM): Technical annex*.

⁴⁴ Nuneaton and Bedworth Borough Council (2013). *Scale of growth background paper*.

- 6.27 The housing and employment targets were consulted on during the summer of 2013 as part of the consultation on the Borough Plan Preferred Options.
- 6.28 In November 2013, a SHMA for the Coventry and Warwickshire housing market area was completed. This identified an objectively assessed need of 9,900 for Nuneaton and Bedworth for the period 2011-2031. For the sub-region as a whole the figure was 76,000. The study was reviewed in September 2014 following the release of the Office for National Statistics SNPP. This identified a housing market area need of 80,080. For Nuneaton and Bedworth the figure identified was 8,440, however through the Shadow Economic Prosperity Board, which was endorsed by the Council on 4th February 2015, it was agreed that the distribution identified in the November 2013 study should be used as the basis for plan making within the sub-region.
- 6.29 As part of the process of demonstrating a balanced link between the amount of housing planned for and the amount of employment land that is allocated, the economic land growth target was reviewed following the completion of the SHMA. Using the housing target of 9,900 dwellings in the SHMA generated a comparable jobs growth target of 0.7 %, which equates to the allocation of 52 ha of employment land. The 52 ha includes an additional 21 ha that was added to take account of land being removed from the existing employment land portfolio.
- 6.30 When subtracting the existing completions and commitments that have occurred from 2011, the Council needed to allocate a further 31 ha. The allocation:
- Offered a wider employment land portfolio for businesses/developers to invest in, which will assist in meeting the council's economic objectives.
 - Aligns with the Planning Practice Guidance in that the basis for employment land allocations should not simply focus on employment forecasts and should take account of qualitative information. Feedback during the commercial engagement of the Employment Land Review (2014) emphasised the need for a large employment land target.
 - Took account of the Sub-Regional Employment Land Study which recommends releasing land on a phased basis in order to assist with meeting Coventry and Warwickshire's Strategic Economic Plan requirements.
- 6.31 Following consultation on the Submission version of the Borough Plan in 2015, the council completed an update to the Employment Land Review, which indicated the total employment land need for the period 2011-2031 is 87.4 ha⁴⁵.

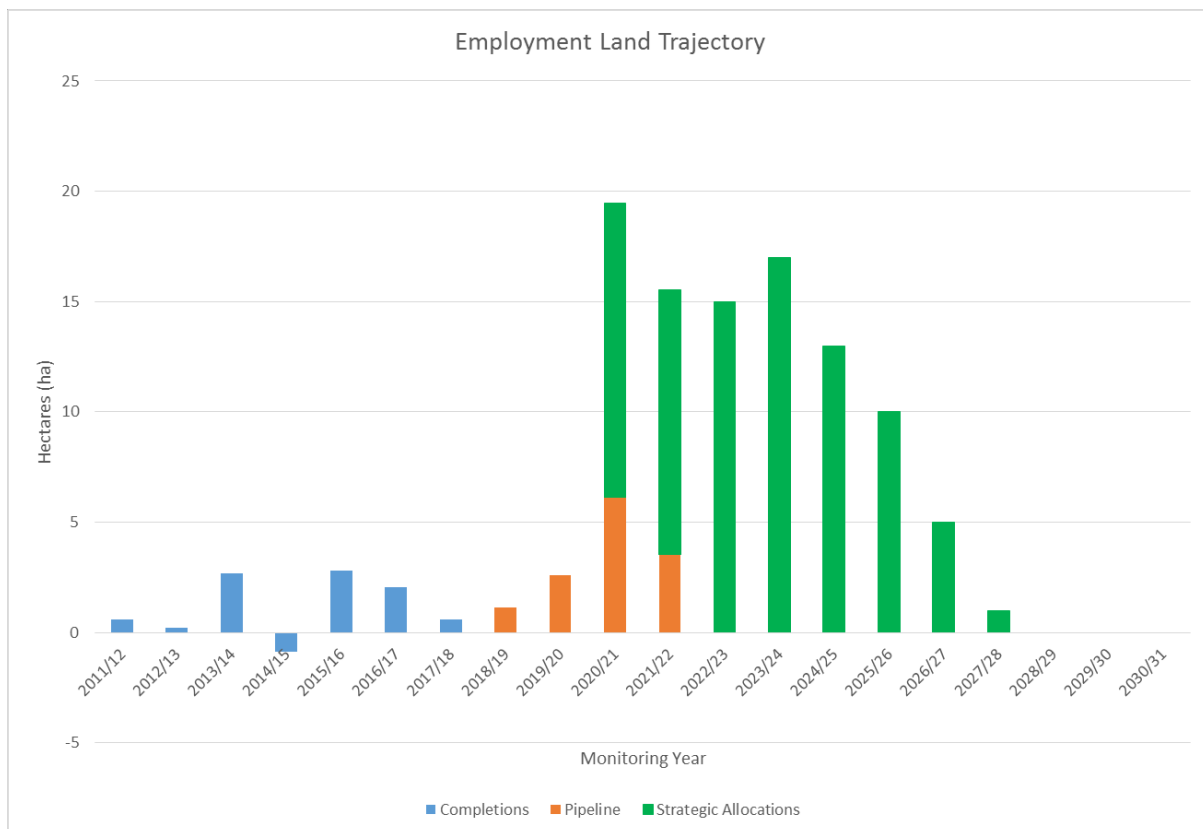
⁴⁵ GL Hearn (2016). *Employment Land Study: Nuneaton and Bedworth Borough Council, Final Report*.

6.32 The Coventry, Warwickshire and Hinckley & Bosworth Joint Committee considered and agreed an Employment Land Memorandum of Understanding (ELMOU) on the 21st July 2016. The purpose of the ELMOU is to ensure that the employment land needs of Coventry and Warwickshire can be met in full, in line with national policy and the Duty to Cooperate. The need for the ELMOU was generated by a shortfall of 241 ha of employment land provision within Coventry. The process for redistributing the shortfall is outlined in the ELMOU background report⁴⁶. The application of the redistribution methodology leads to an additional employment land requirement of 26 ha for Nuneaton and Bedworth. This is in addition to the 87 ha of employment land to meet the borough's own needs, giving a total of 113 ha. Based on evidence gathered to inform the Plan, the borough is able to accommodate 107.8 ha of employment land during the plan period.

Employment trajectory

6.33 The council will regularly review the employment trajectory. The trajectory shows that it will be necessary for development to take a staggered approach in terms of delivery. The site allocations which are currently in Green Belt are unlikely to be considered before adoption of the Plan, therefore, the delivery significantly increases after this point. The following trajectory shows the timeline for the delivery of employment across the plan period.

⁴⁶ Coventry, Warwickshire and Hinckley & Bosworth Joint Committee (2016). *Memorandum of Understanding relating to Employment Land Requirements and Distribution within Coventry & Warwickshire*.



Gypsies and Travellers

6.34 Under the 2004 Housing Act, the council is required to produce an assessment of the current and future accommodation needs of Gypsies, Travellers and Travelling Showpeople, and then identify and plan for the provision of permanent and transit sites to meet those needs.

6.35 The 2016 Gypsy, Traveller and Travelling Showperson Accommodation Assessment shows a need to find an overall requirement for 39 permanent pitches for the period up to 2031/32 and a need for 5 transit pitches over the next 5 years to 2020/2021⁴⁷.

Borough Plan objectives

6.36 This policy delivers the following Borough Plan objectives:

- Objective 1
- Objective 2
- Objective 4

⁴⁷ Arc4 (2016). *Nuneaton and Bedworth Gypsy and Traveller and Travelling Showperson Accommodation Assessment 2016*.

Evidence base

6.37 The evidence base related to this policy is as follows:

- Arc4 (2016). *Nuneaton and Bedworth Gypsy and Traveller and Travelling Showperson Accommodation Assessment 2016*.
- DTZ (2013). *Town Centre Office Requirements*.
- GL Hearn (2013). *Coventry & Warwickshire Joint Strategic Housing Market Assessment*.
- GL Hearn (2014). *2012-based Sub-National Population Projections & Economic Forecasts: Implication for Housing Need in Coventry & Warwickshire*.
- GL Hearn (2015). *Updated Assessment of Housing Need: Coventry-Warwickshire HMA*.
- GL Hearn (2016). *Employment Land Study: Nuneaton and Bedworth Borough Council, Final Report*.
- JG Consulting (2016). *Coventry-Warwickshire Housing Market Area: 2014-based Subnational Population and Household Projections*.
- Nuneaton and Bedworth Borough Council (2013). *Scale of growth background paper*.
- Nuneaton and Bedworth Borough Council (2016). *Strategic Housing Land Availability Assessment (SHLAA)*
- Oxford Economics (2011). *Nuneaton & Bedworth Forecast Model (NBFM) report*.
- Oxford Economics (2011). *Nuneaton & Bedworth Forecast Model (NBFM): Technical annex*.
- Scullion, L., Wilson Brown, J. and Brown, P. (2013). *Gypsy, Traveller and Travelling Showpeople Accommodation Assessment: North Warwickshire and Nuneaton and Bedworth*.
- Strategic Perspectives (2014). *Retail & Leisure Study Update 2013*.

Delivery mechanisms

6.38 The delivery mechanisms for this policy are as follows:

- The Economic Development Strategy will include a work programme to assist in the delivery of strategic employment sites and town centre projects as well as proactively attracting investment.
- Gypsy and Traveller Site Allocations Plan.
- Set up and monitor a phasing and delivery strategy to ensure a 5 year supply and delivery of the housing target for the plan period.
- Work in partnership with landowners and agents.

Monitoring

6.39 The indicators and targets that will be monitored for this policy are outlined in Table 3.

Monitoring ref	Indicator	Target
DS4a	Housing completions	14,060 dwelling completions
DS4b	Development of employment land	107.8 ha of land is developed for employment uses
DS4c	Gypsy and Traveller accommodation	39 residential pitches and 5 transit pitches provided
DS4d	Housing land supply	Continuous five year land supply of housing

Table 3: Indicators and targets to be monitored for Policy DS4

Policy DS5 – Residential allocations

The following sites will be allocated for residential development and associated infrastructure uses as shown on the proposals map (strategic sites) and in Appendix A (non-strategic sites).

Strategic sites

Site reference	Site name	Dwellings
HSG1	North of Nuneaton	4,419
HSG2	Arbury	1,525
HSG3	Gipsy Lane	575
HSG4	Woodlands	689
HSG5	Hospital Lane	398
HSG6	School Lane	220
HSG7	East of Bulkington	196
HSG8	West of Bulkington	495
HSG9	Land at Golf Drive	621
HSG10	Attleborough Fields	360
HSG11	Tuttle Hill	200
HSG12	Former Hawkesbury Golf Course	380
EMP2	Wilson's Lane	73

Non-strategic sites

Site reference	Site name	Dwellings
NUN015	Land at Donnithorne Avenue, Nuneaton	28
NUN043	Stockingford Sports and Social Club and Bungalow, Nuneaton	67
NUN047/NUN051	King Edward Road, Nuneaton	71

Delivery mechanisms

6.46 The delivery mechanisms for this policy are as follows:

- The Economic Development Strategy will include a work programme to assist in the delivery of strategic employment sites and town centre projects, as well as proactively attracting investment.
- Work in partnership with landowners and agents.

Monitoring

6.47 The indicators and targets that will be monitored for this policy are outlined in Table 5.

Monitoring ref	Indicator	Target
DS6a	Monitor the supply and delivery of allocated sites and report annually through the Authority Monitoring Report	107.8 ha of land is developed for employment uses

Table 5: Indicators and targets to be monitored for Policy DS6

Policy DS7 - Green Belt

Land removed from the Green Belt

The following strategic sites include land which is removed from the Green Belt:

- HSG2 - Arbury
- HSG3 - Gipsy Lane
- HSG5 - Hospital Lane
- HSG6/EMP6 - School Lane / Longford Road
- HSG7 - East of Bulkington
- HSG8 - West of Bulkington
- HSG9 - Land at Golf Drive
- HSG12 - Former Hawkesbury Golf Course
- EMP1 - Faultlands (including identified amendments to surrounding land)
- EMP2 - Wilsons Lane
- EMP3 - Prologis Extension
- EMP4 - Coventry Road (including identified amendments to surrounding land)
- EMP7 - Bowling Green Lane
- NUN181 - Stockley Road
- NUN286/NUN317 - Burbages Lane

Development in the remaining Green Belt

To ensure the remaining Green Belt across the borough continues to serve its fundamental aim and purpose, and maintains its essential characteristics, it will be

protected by restricting development to only that which is considered by national planning policy as not inappropriate Green Belt development, except where very special circumstances can be demonstrated.

Proposals on previously developed sites in the Green Belt will be restricted to the limited infilling and redevelopment of previously developed land, and will be assessed in accordance with national planning policy.

Any development proposals considered not inappropriate for locating within the Green Belt should demonstrate how their plans will retain the five key purposes of the Green Belt.

Opportunities to enhance the beneficial use of the Green Belt will be approved, including opportunities to provide access, provide outdoor sport and recreation, retain and enhance landscapes, provide visual amenity and biodiversity, or to improve damaged or derelict land.

- 6.48 Nuneaton and Bedworth Borough sits within the wider West Midlands Green Belt which was established in 1975 and covers almost 1500 sq m, surrounding the Black Country, Coventry, Birmingham and Solihull. The Borough contains large amounts of Green Belt land, most of which is located to the south of Nuneaton, and also surrounds the main areas of Bedworth, Bulkington and Ash Green.
- 6.49 Nationally, the government attaches great importance to the Green Belt, which serves the main goal of preventing urban sprawl and keeping land permanently open.
- 6.50 The five key purposes of Green Belts are:
- to check the unrestricted sprawl of large built-up areas
 - to prevent neighbouring towns merging into one another
 - to assist in safeguarding the countryside from encroachment
 - to preserve the setting and special character of historic towns
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land

Alterations to the Green Belt boundary

- 6.51 National policy requires local authorities to plan for enough sustainable development in order to meet the needs of the area. The 2016 Strategic Housing Land Availability Assessment (SHLAA) has shown that the borough is unable to meet the development needs identified by the 2015 Strategic

Housing Market Area without releasing suitable parcels of land from the Green Belt boundary⁴⁸.

- 6.52 Alterations to the Green Belt boundary are only approved in exceptional circumstances, and must be done during the local plan making process.
- 6.53 In reviewing land to be released from the Green Belt for development, the exceptional circumstances should be weighed up against any potential adverse effects on the overall integrity of the Green Belt, according to an assessment of the whole of the Green Belt based around the five purposes.
- 6.54 The Joint Green Belt Study (2015) was undertaken to assess parcels of land on the edge of the Green Belt boundary and the contribution they currently make to the Green Belt and the five purposes⁴⁹.
- 6.55 The findings of this study helped the council to identify parcels of land which may be suitable for release from the Green Belt and fully assess the impact of doing so, in order to identify the most sustainable pattern of development.
- 6.56 The relatively poor performance of a parcel of land against Green Belt purposes is not in itself an exceptional circumstance to justify release of land from the Green Belt. The score of each parcel against the Green Belt purposes has not been considered in isolation, and various other factors have been considered in selecting the most sustainable pattern of development, such as biodiversity value, landscape character and infrastructure constraints.
- 6.57 'Policy DS7 – Employment allocations' lists the strategic sites which include land removed from the Green Belt. The pattern of development resulting from the removal of these parcels from the Green Belt is effectively a smoothing out of the current urban edge, and would be well contained by existing significant features as well as landscape features which all contribute to a defensible boundary. The development is not considered to be urban sprawl.
- 6.58 Where relevant, site specific policies have been developed to minimise harm to the remaining and surrounding Green Belt land.
- 6.59 Additional sites may be required to be removed from the Green Belt to provide pitches for Gypsy and Travellers in order to meet the identified pitch requirements. This will be addressed in the subsequent Gypsy & Traveller Development Plan Document.

⁴⁸ Nuneaton and Bedworth Borough Council (2016). *Strategic Housing Land Availability Assessment (SHLAA)*.

⁴⁹ LUC (2015). *Joint Green Belt Study*.

Development in the remaining Green Belt

6.60 Inappropriate development is harmful to the Green Belt and should not be considered except in very special circumstances. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

6.61 Types of development that may be deemed not inappropriate within the Green Belt include those which are considered essential to:

- Agriculture and forestry.
- Cemeteries.
- Outdoor recreation and outdoor sport.
- Extensions or alterations to buildings that would not result in disproportionate additions to the original building.
- The replacement of a building, provided that the new building is for the same use, is not materially larger than the one that it replaces, and will have no greater impact on the openness of the Green Belt.

Borough Plan objectives

6.62 This policy delivers the following Borough Plan objectives:

- Objective 7
- Objective 8

Evidence base

6.63 The evidence base related to this policy is as follows:

- LUC (2015). *Joint Green Belt Study*.
- Nuneaton and Bedworth Borough Council (2016). *Strategic Housing Land Availability Assessment (SHLAA)*.

Delivery mechanisms

6.64 The delivery mechanisms for this policy are as follows:

- The Green Belt policy will provide a framework against which planning applications will be determined.
- Where relevant, site specific policies have been developed for the strategic sites which include land being released from the Green Belt in order to minimise harm to remaining Green Belt land.

Monitoring

6.65 The indicators and targets that will be monitored for this policy are outlined in Table 6.

Monitoring ref	Indicator	Target
DS7a	Number of applications granted planning permission in Green Belt land although considered inappropriate development	Zero

Table 6: Indicators and targets to be monitored for Policy DS7

Policy DS8 – Monitoring of housing delivery

The council will monitor the delivery of housing and publish progress against the trajectory. Where it is apparent that delivery rates are falling short of what was anticipated, then the council will take the necessary action to address any shortfall. Such action may include (but are not limited to):

- Working with developers and site promoters, particularly of the two largest strategic sites, to review the requirements and phasing of infrastructure provision, where such re-phasing would assist with viability.
- Working with developers, site promoters and other interested parties to help unlock potential sources of funding for identified infrastructure, or;
 - considering the use of compulsory purchase powers to help address known land acquisition issue; or
 - bringing forward additional sites where it can be demonstrated that such sites will assist with delivery to address short-term needs.

Where additional housing sites need to be brought forward, initial priority will be given to sustainable sites, including town centre redevelopment opportunities in Nuneaton and edge of settlement sites, unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Policy DS9 – Review

The Plan will be reviewed (either wholly or partly) prior to the end of the Plan period in the event of one or more of the following circumstances:

- Through the Duty to Co-operate, it is necessary to accommodate the development needs of another authority within the borough, and these development needs cannot be accommodated within the Borough Plan's existing strategy.
- Updated evidence or changes to national policy suggest that the overall development strategy should be significantly changed.
- Any other reason that would render the Plan, or part of it, significantly out of date.

Monitoring

8.43 The indicators and targets that will be monitored for this policy are outlined in Table 8.

Monitoring ref	Indicator	Target
H2a	Developments of 11 to 14 dwellings and 15+ dwellings where 2 units and 25 % respectively of affordable housing is negotiated	100 %
H2b	Intermediate affordable housing completions	Percentage of intermediate dwellings per annum as outlined in SHMA
H2c	Social or affordable rented housing completions	Percentage of social or affordable rented dwellings per annum as outlined in SHMA

Table 8: Indicators and targets to be monitored for Policy H2

Policy H3 – Gypsies and Travellers

The following criteria will be used to identify suitable strategic sites for at least 39 residential and 5 transit pitches to be taken forward in a Gypsy and Travellers Site Allocations document for the period 2016/2017 to 2031/2032:

1. The number of pitches or plots is relative to the size and scale of the site.
2. The number of pitches or plots is relative to the size and density of the surrounding settled community.
3. The site is not located in areas of high flood risk.
4. The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets.
5. The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected.
6. The site has suitable access to the highway network.
7. The site is located where air or noise pollution will not affect the health and well-being of site residents, and neighbouring uses will not be affected by air or noise pollution as a result of the Gypsy and Traveller development.
8. The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport, in line with 'Policy TC3 - Hierarchy of centres', or it can be demonstrated that the site is sustainable in other ways.

9. The site has suitable connection to the foul sewage system, or can demonstrate that connection is unviable and alternative arrangements can be made, in consultation with Severn Trent.

The above criteria will also be used in determining any future planning applications for Gypsy and Traveller sites.

- 8.44 The council has a duty under the Housing Act 2004 to assess the accommodation needs of Gypsies and Travellers and to demonstrate how that need will be met.
- 8.45 The Government's Planning Policy for Traveller Sites (2012) aims to ensure fair and equal treatment for Gypsies and Travellers in a way that enables their traditional and nomadic way of life, while respecting the interests of the settled community.
- 8.46 The 2016 Gypsy, Traveller and Travelling Showperson Accommodation Assessment shows a need for 39 permanent pitches for the period up to 2031/32, and 5 transit pitches over the next 5 years to 2020/2021⁶⁷.
- 8.47 This policy recognises the need to plan for additional sites for Gypsies and Travellers. It sets out the criteria that will be used to identify potential locations for residential and permanent pitches through the Gypsy and Traveller Site Allocations document. The criteria are based on those used to select the strategic housing allocations. The criteria will also be used for determining planning applications in the interim period before the Gypsy and Traveller Site Allocations document is adopted. The Gypsy and Traveller Site Allocations document will follow on from the Borough Plan in a separate document, and will identify specific sites to meet the pitch requirements identified above. This policy will also be used to determine applications on unallocated sites prior to and after the Gypsy and Traveller Site Allocations document is adopted.

Borough Plan objectives

- 8.48 This policy delivers the following Borough Plan objectives:
- Objective 4

Evidence base

- 8.49 The evidence base related to this policy is as follows:
- Arc4 (2016). *Nuneaton and Bedworth Gypsy and Traveller and Travelling Showperson Accommodation Assessment 2016*.

⁶⁷ Arc4 (2016). *Nuneaton and Bedworth Gypsy and Traveller and Travelling Showperson Accommodation Assessment 2016*.

Delivery mechanisms

8.50 The delivery mechanisms for this policy are as follows:

- Prepare a Gypsy and Traveller Site Allocations document to identify sites for permanent residential and transit pitches.

Monitoring

8.51 The indicators and targets that will be monitored for this policy are outlined in Table 9.

Monitoring ref	Indicator	Target
H3a	Gypsy and traveler accommodation	39 residential pitches and 5 transit pitches provided
H3b	Unauthorised pitches	None
H3c	Unauthorised encampments	None
H3d	Adoption of the Gypsy and Traveller Site Allocations document in accordance with the latest Local Development Scheme	Refer to Local Development Scheme

Table 9: Indicators and targets to be monitored for Policy H3